

Welton Road, Brough, East Yorkshire, HU15 1AF

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**Limb**  
MOVING HOME



*8 Linton, Elloughton, East Yorkshire, HU15 1FE*

- 📍 Cul-de-sac
- 📍 Detached House
- 📍 4 Bed
- 📍 Council Tax Band = E

- 📍 Living Kitchen
- 📍 Family Home
- 📍 Must Be Viewed!
- 📍 Freehold/EPC = D

**£374,999**

## INTRODUCTION

Part of a highly desirable cul-de-sac within the popular Lowerdale development, is this stunning modern detached house. Ideal for family occupation, the well planned accommodation is depicted on the attached floorplan and has been significantly enhanced by the current owners. Features include a central hallway with internal access to the garage and a cloaks/W.C. situated off. There is a fabulous living room with fitted cabinets and bay window to the front plus a living kitchen which links through to a garden room. There is also a separate utility room. Upon the first floor are four good bedrooms, the main of which is particularly spacious and has the benefit of a stylish en-suite shower room with large "walk in" shower area. There is also a house bathroom. The accommodation has the benefit of gas fired central heating to radiators and uPVC framed double glazing. Good parking is available to the front and there is an integral single garage. The rear garden enjoys a westerly facing aspect with paved patio, lawn, fencing to the perimeters and a shed.

## LOCATION

Situated approximately 11 miles to the west of Hull, Elloughton has a wide range of local facilities which together with the adjacent village of Brough, provide all the amenities you are likely to need. Elloughton has a well reputed primary school and lies within the catchment area for South Hunsley school which regularly features highly in the league tables for the East Riding. The area benefits from excellent transport links, the nearby A63 connects to the M62 and national motorway network. Nearby Brough railway station has regular services to Hull and London. Humberside airport lies approximately 30 minutes driving time distance. Other amenities and attractions include the nearby Brough Golf Course, Ionians Rugby Club and Sports Centre, Welton Sailing Club, walking on The Wolds Way, supermarket and various shops. Public schooling is available at the well reputed Hull Collegiate in Anlaby, Hymers College in Hull and Pocklington School.

## ACCOMMODATION

Residential entrance door to:

### ENTRANCE PORCH

With internal door to entrance hall.

### ENTRANCE HALL

A central hallway with internal door to the garage, stairs to first floor off, double doors open to a very useful storage cupboard.



### CLOAKS/W.C.

With low level W.C. and wash hand basin.



## LOUNGE

15'8" x 10'4" approx (4.78m x 3.15m approx)

With bay window to front elevation. Attractive fitted cupboards and shelving to two walls.



## LIVING KITCHEN

19'5" x 12'2" approx (5.92m x 3.71m approx)

Narrowing to 9'5" approx.

Situated to the rear of the house overlooking the garden and with a wide opening through to the garden room. The kitchen features a good selection of sleek fitted units with work surfaces, one and a half sink and drainer, integrated double oven, four ring hob, dishwasher. There is a tiled floor and recessed downlighters to ceiling.





## GARDEN ROOM

12'4" x 7'6" approx (3.76m x 2.29m approx)

Overlooking the rear garden with double doors leading out.



## UTILITY ROOM

6'8" x 5'1" approx (2.03m x 1.55m approx)

With plumbing for automatic washing machine, wall mounted gas fired central heating boiler and access through to an understairs storage area.

## FIRST FLOOR

## LANDING

Window to side elevation.

## BEDROOM 1

10'7" x 15'0" approx (3.23m x 4.57m approx)

Fitted wardrobe, window to front elevation.



## EN-SUITE

A stylish en-suite comprising large shower area, fitted furniture with inset wash hand basin and W.C., heated towel rail.





## BEDROOM 2

12'7" x 9'3" approx (3.84m x 2.82m approx)  
With fitted wardrobe, window to front elevation.



## BEDROOM 3

9'7" x 8'0" approx (2.92m x 2.44m approx)  
With fitted wardrobe, window to rear elevation.



## BEDROOM 4

7'4" x 6'6" approx (2.24m x 1.98m approx)  
Window to rear elevation.



## BATHROOM

With low level W.C., wash hand basin, bath with shower over, tiled surround.



## OUTSIDE

Good parking is available to the front and the driveway leads to the integral single garage. The rear garden enjoys a westerly facing aspect with paved patio and lawn. There is garden shed and fencing to the boundaries.



## TENURE

Freehold

## COUNCIL TAX BAND

From a verbal enquiry we are led to believe that the Council Tax band for this property is Band E. We would recommend a purchaser make their own enquiries to verify this.

## FIXTURES & FITTINGS

Please note those items specifically mentioned in these particulars are to be deemed as being included in the purchase price unless otherwise agreed in writing. Certain other items may be available by separate negotiation as to price. Those items visible in the photographs such as furniture and personal belongings are not included in the sale price.

## VIEWING

Strictly by appointment through the agent. Brough Office 01482 669982.



## AGENTS NOTE

For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings for this property. All measurements provided are approximate and for guidance purposes only. Floor plans are included as a service to our customers and are intended as a GUIDE TO LAYOUT only. NOT TO SCALE. Matthew Limb Estate Agents Ltd for themselves and for the vendors or lessors of this property whose agents they are give notice that (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct and any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) no person in the employment of Matthew Limb Estate Agents Ltd has any authority to make or give any representation or warranty whatever in relation to this property. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information, particularly if you contemplate travelling some distance to view the property.

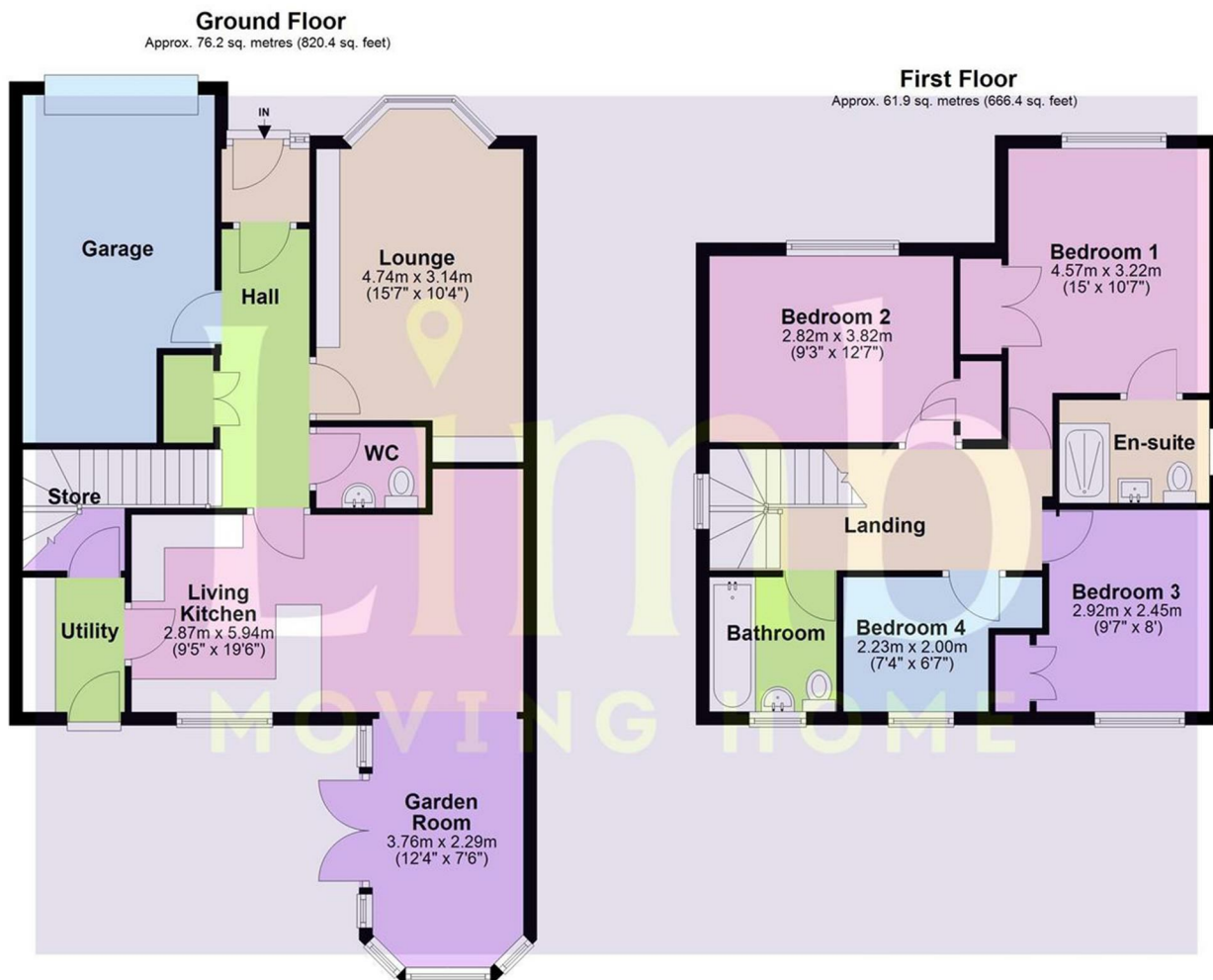
## PHOTOGRAPH DISCLAIMER

In order to capture the features of a particular room we will mostly use wide angle lens photography. This will sometimes distort the image slightly and also has the potential to make a room look larger. Please therefore refer also to the room measurements detailed within this brochure.

## VALUATION SERVICE


If you have a property to sell we would be delighted to provide a free/no obligation valuation and marketing advice. Call us now on 01482 669982.






Total area: approx. 138.1 sq. metres (1486.8 sq. feet)  
**8 Linton**

## Energy Efficiency Rating

|   | Current                    | Potential   |
|---|----------------------------|---|
| Very energy efficient - lower running costs |                            |   |
| (92 plus) <b>A</b>                          |                            |   |
| (81-91) <b>B</b>                            |                            | <b>85</b>   |
| (69-80) <b>C</b>                            |                            |   |
| (55-68) <b>D</b>                            | <b>58</b>                  |   |
| (39-54) <b>E</b>                            |                            |   |
| (21-38) <b>F</b>                            |                            |   |
| (1-20) <b>G</b>                             |                            |   |
| Not energy efficient - higher running costs |                            |   |
| <b>England &amp; Wales</b>                  | EU Directive<br>2002/91/EC |  |

## Environmental Impact (CO<sub>2</sub>) Rating

|   | Current                    | Potential   |
|---|----------------------------|---|
| Very environmentally friendly - lower CO <sub>2</sub> emissions |                            |   |
| (92 plus) <b>A</b>  |                            |   |
| (81-91) <b>B</b>  |                            |   |
| (69-80) <b>C</b>  |                            |   |
| (55-68) <b>D</b>  |                            |   |
| (39-54) <b>E</b>  |                            |   |
| (21-38) <b>F</b>  |                            |   |
| (1-20) <b>G</b>   |                            |   |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |                            |   |
| <b>England &amp; Wales</b>                                      | EU Directive<br>2002/91/EC |  |